

**AN ORDINANCE VACATING A PORTION OF ELIZABETH STREET LOCATED IN THE
TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AND
CONVEYING SUCH VACATED LANDS TO THE ADJACENT PROPERTY OWNER**

WHEREAS, a portion of Elizabeth Street is an unimproved, paper street located in the Township of North Brunswick, Middlesex County, New Jersey; and

WHEREAS, Hidden Lake Towne Center, LLC is the owner of property known as Block 4.05, Lot 122.02, on the Official Tax Map of the Township of North Brunswick, Middlesex County, New Jersey; and

WHEREAS, Hidden Lake Towne Center, LLC has requested that the Township of North Brunswick vacate the 50' wide right-of-way portion of Elizabeth Street in accordance with a map entitled, "Final Plat of Willowbrook at North Brunswick, P.U.D. Site D, Section 4, North Brunswick Twp., Middlesex County, NJ" filed in the Middlesex County Clerk's Office on September 13, 1978 as Map #4115 File #965, made a part hereof as Exhibit "A"; and

WHEREAS, in support of their request to vacate a portion of Elizabeth Street, Hidden Lake Towne Center, LLC has further provided a metes and bounds description by a professional land surveyor, attached hereto and made a part hereof as Exhibit "B", so they may seek site plan approval for possible improvements to their existing development; and

WHEREAS, Hidden Lake Towne Center, LLC is the common adjacent owner on both sides of the portion of Elizabeth Street to be vacated and Exhibits "A" and "B" reflect longstanding conditions on the site; and

WHEREAS, N.J.S.A. 40:67-1(b) authorizes the governing body of every municipality to adopt an ordinance to vacate any public street or any part thereof; and

WHEREAS, pursuant to N.J.S.A. 40:67-19, a municipality may vacate a public street where there has been a dedication of lands as a public street and same has not been accepted by the municipality and it shall appear to the governing body of the municipality that the public interest will be better served by releasing those lands or a part thereof from such dedication and the lands or part thereof released from the dedication shall be effectively discharged therefrom as though the dedication had not taken place; and

WHEREAS, pursuant to N.J.S.A. 40:49-6, a municipality must publish ordinances authorizing vacations or dedications of land in the manner required by N.J.S.A. 40:49-2, except that every such ordinance, after being introduced and having passed a first reading, shall be published at least once not less than ten (10) days instead of one week prior to the time fixed for further consideration for final passage, and, at least one week prior to the time fixed for final passage, a copy of such ordinance, together with a notice of the introduction thereof and the time and place when and where the ordinance shall be considered for final passage shall be mailed to every person whose lands may be affected by the ordinance; and

WHEREAS, pursuant to N.J.S.A. 40A:12-5 and N.J.S.A. 40 A:12-13, a municipality has the power to acquire or sell any real property for a public purpose through negotiated agreement; and

WHEREAS, the Township Council of the Township of North Brunswick has determined that it would fulfill a public purpose to vacate a portion of Elizabeth Street (as shown and more fully described in Exhibits "A" and "B" attached hereto and made a part hereof) as same is not needed nor used as a public street, and to convey the vacated

lands to Hidden Lake Towne Center, LLC in accordance with law.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey that Elizabeth Street, as more fully described in the attached Exhibit "A" be and is hereby vacated; and

BE IT FURTHER ORDAINED, that the vacated lands formerly comprising Elizabeth Street are to be conveyed to the adjacent property owner in accordance with law; and

BE IT FURTHER ORDAINED, that the Mayor and Township Clerk are hereby authorized and directed to execute any documents which may be required to convey the aforesaid vacated lands; and

BE IT FURTHER ORDAINED, that the Township of North Brunswick, pursuant to the provisions of N.J.S.A. 40:67-1(b), hereby expressly reserves and excepts from vacation all rights and privileges currently possessed by public utilities (as defined in N.J.S.A. 48:2-13) and by any cable television company (as defined in the Cable Television Act, N.J.S.A. 48:5-1 et seq.), to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, or any part thereof, to be vacated; and

BE IT FURTHER ORDAINED, that, pursuant to N.J.S.A. 40:49-6, the Township Clerk shall publish this Ordinance in the manner required by N.J.S.A. 40:49-2, except that after same has been introduced and passed a first reading, this Ordinance shall be published at least once not less than ten (10) days prior to the time fixed for further consideration for final passage, and the Clerk shall, at least one week prior to the time fixed for final passage, mail a copy of this Ordinance, together with a notice of the introduction thereof and the time and place when and this Ordinance shall be considered for final passage to every person whose lands may be affected by this Ordinance; and

BE IT FURTHER ORDAINED, that within sixty (60) days after this Ordinance becomes effective, the Township Clerk shall file a copy thereof, certified by her, under the Seal of the Township of North Brunswick to be a true copy of such Ordinance, together with a proof of publication thereof, in the office of the Middlesex County Clerk to be recorded in a book with proper index to be provided for this purpose entitled "vacations", in accordance with the provisions of N.J.S.A. 40:67-21; and

BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

TITLE

This Ordinance shall be known and may be cited as the Ordinance Authorizing the Vacation of Elizabeth Street and the conveyance of the portions thereof to Hidden Lake Towne Center, LLC in accordance with law.